Description

General:

• General Pool Information- The plaster of pools is rarely perfect and never remains so, and particularly colored plasters, and certainly if the chemical balance of the water is not properly maintained. Also, calcium and other minerals do leech through the material and mar the finish. This is equally true of pool tiles, on which mineral scaling is not only common but difficult to remove. Even the harshest abrasives will not remove some scaling, which sometimes has to be removed by bead-blasting, which in turn reduces the luster of the tiles. However, such imperfections have only a cosmetic significance. Similarly, the decks around pools and spas tend to develop cracks that have only a cosmetic significance. The commonest are relatively small, and are often described as being curing fractures. Some of these will contour the outline of the pool, or the point at which the bond beam, or structural wall of the pool, meets the surrounding soil. These too have little structural significance, but some cracks are larger and result from seismic motion, or from settling due to poorly compacted soils beneath the deck, or confirm the presence of expansive soils, which can be equally destructive, but which could be confirmed by a geo-structural engineer. However, any crack in the shell of a pool or spa should be dye-tested or otherwise evaluated by a specialist.

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• Mandatory Pool Enclosure- As of January 1st, 2018; Section 7195 of the Business and Professions Code as well as

Sections 115922 and 115925 of the Health and Safety Code have been amended to require new safety standards of swimming pool and hot tub enclosures, and the mandatory reporting of these enclosures by home inspectors in the State of California.
The requirements for building a new or remodeling a swimming pool require the pool safety enclosure to include 2 of 7 approved safety enclosures. They are listed below:
(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921.

(4) Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that the door to the pool is open.

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family homes doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 Standard Safety Specification for Residential Pool Alarms, which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

The bill excludes hot tubs or spas with locking safety covers that comply with the American Society for Testing and Materials (ASTM F1346).

The presence and types of qualifying devices will be reported in your inspection report per Section 7195 of the Business and Professions Code. If two types of approved devices are not identified, the pool is not in compliance with State mandate and you should consider upgrading the safety barrier to this pool/spa/hot tub to improve the safety of the pool and to meet the new state requirements. However, the requirement to implement the upgrade(s) is set at the time the pool is remodeled, which would be enforced by the proper building code enforcement agency.
• General Pool Maintenance- Keeping your pool sparkling clean doesn't have to be as cumbersome as you might think. All pools are different, and so are their maintenance needs. However, they all share one commonality: The secret to pristine pool health is regular, routine care. If you choose to handle common problems like murky water or broken pumps on your own, make sure to always consult manufacturers' manuals before fixing or using equipment. No matter if you rely on a service company to take care of your pool, you still need to do a few things on your own to ensure your pool stays in good condition for years.

Skim Debris and Clean out Baskets
Skimming the pool's surface by hand every few days is one of the fastest and easiest ways to keep your pool clean. Floating debris will eventually sink, becoming harder to remove. Use a long-handled net called a hand skimmer or leaf skimmer to remove leaves, bugs and other unwanted items. Skimming significantly increases the efficiency of the pool's circulation system and lowers the amount of chlorine you'll need to add to your pool. Cleaning out strainer baskets at least once a week also helps circulation and lowers chlorine demands. Locate strainer baskets attached to the side of above ground pools and in the pool deck of in-ground pools. Simply remove the plastic basket and shake it out; spraying the inside with a hose can help dislodge stubborn objects.

Vacuum the Pool and Brush Walls and Tile
A pool should be vacuumed every week to keep water clear and reduce the amount of chemicals you need to add to it. There are many types of pool vacuums. If you have a manual design, work it back and forth all over the surface of the pool like you would if vacuuming carpet. It's good form to slightly overlap each stroke. Check the filter each time you vacuum, and clean it if necessary.
But vacuuming isn't the only maintenance that should be done once a week. Brushing the walls and tile helps minimize algae buildup and calcium deposits so they don't fester and become larger problems. The material your pool walls are made of dictates what kind of cleaning tools you should use. Select a stiff brush for plaster-lined concrete pools and a softer brush for vinyl or fiberglass walls. For tiles, use a soft brush to prevent scratching or degradation of grout. A pumice stone, putty knife or a half-and-half mixture of water and muriatic acid can also work well.

Clean the Pool Filter
There are three kinds of pool filters: cartridge, sand and diatomaceous earth. While there are different maintenance procedures for each type, all require periodic cleaning depending on the type of filter and how often a pool is used. Cleaning the filter more often than recommended can actually hinder the filtration process. A clean filter is less efficient than one with a mild amount of dirt in it because the dirt helps trap other particles, which removes debris from the water. However, you don't want to let the filter get too dirty. A sign that it's time to clean is an increase in flow between the pressure gauge and flow meter. Clean the filter when the difference reaches 10 to 15 pounds (4.5 to 6.8 kilograms) per square inch.

Professionally Service the Heater
Pool heaters typically require the least maintenance of all pool equipment. Gas heaters can work fine without being serviced for a couple years, and electric ones can last even longer. Consult your manufacturer's manual for specific care instructions. Sometimes, calcium scales build up inside the tubes of a heater and restrict flow, preventing the water from heating adequately. If this happens, recruit the help of a professional because the heater may need to be disassembled and have its tubes cleaned out with a wire brush or acid.

Check and Maintain Water Level
A lot of water will be lost throughout the swimming season largely because of evaporation and normal wear and tear, such as swimming, splashing and exiting the pool. When you remove debris with your skimmer throughout the week, that's also a good time to check the water level. Ensure it doesn't fall below the level of the skimmer; otherwise the pump could be damaged. If the water is low, use a garden hose to bring it up to safe levels.

Maintain the pH Level
Pool water should be tested regularly to make sure it's clean and healthy. The pH scale is a measurement of acidity or

alkalinity that runs from 0 to 14. A reading between 7.2 and 7.8 is ideal; this range is safe for swimmers and helps sanitizers work at top efficiency. You can monitor your pool's pH level with a testing kit. There are many kinds of testing kits available; however, most homeowner versions are either reagent kits or test-strips. Reagent kits aren't too difficult to use. You take a sample of pool water, and then add liquids or tablets to it. The water changes color, indicating its chemical balance. Test-strips work differently. When you submerge them in the pool for a few seconds, dyes they contain cause them to change color. Next, match up the strip to a color chart to determine the pool's pH level. Use this information to gauge what kind and how much of the chemicals your pool needs.

Pool / Spa type: • Below ground • Plaster / Gunite

Pool Water Type:
• Chemical Treatment

153.

Water filter: • Cartridge filter

Pumps:
• Circulation
Operated when tested. Also controls pool sweep.

Electrical - breaker location: • Main panel

Electrical Wire: • Liquid Tite Flex

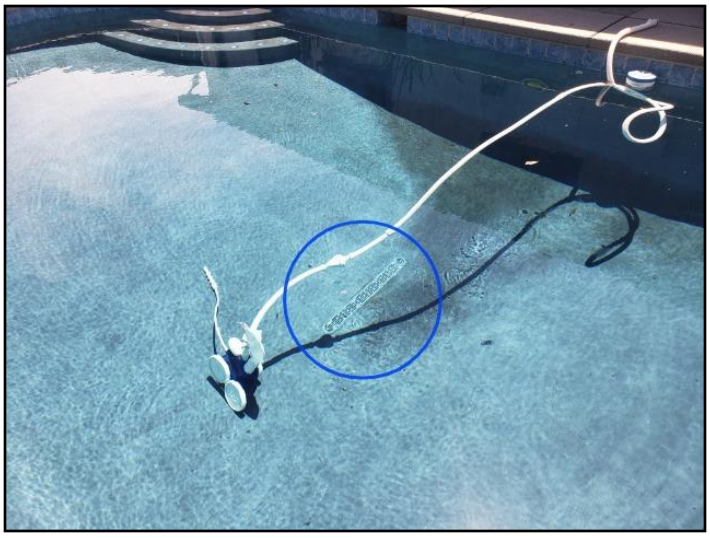
Electrical Bond: • Present

Number of Pool Lights:
• One
Operated when tested

154.

Number of Skimmers: • One

Number of Main Drains:
• One



155.

Auto Fill Valve:
• Not Present
Auto fill not present. Manual fill valve only.

Safety Enclosure: • Not Present

Anti-Vortex Drain Covers: • Present

Surrounding Deck: • Concrete

Recommendations

POOL TILE \ General

116. Condition: • Scale
Scaling (white deposits) was noted to the tile, which can be easily removed. It will return occasionally based on water chemistry and service intervals.
Location: Swimming Pool
Task: Clean and inspect
Time: Regular Maintenance / Add this item to your routine or continuous home maintenance plan

156.

POOL PLUMBING \ General

117. Condition: • Leak at the backwater prevention device next to the pool fill valve.
Location: Rear Exterior
Task: Additional evaluation or inspection / Repair/replace affected materials / By licensed trade professional
Time: Before purchase of the residence / Close of escrow

157.

POOL PLUMBING \ Skimmer

118. Condition: • Damage or Missing Equalizer Assembly

Noted a missing equalizer assembly/float valve at the pool skimmer which we recommend replacing to improve conditions/function. Damage to the pool pumps are possible if the water level drops too low and equalizer assemblies are not in place.

158.

POOL WATER FILTER \ Pressure Gauge

119. Condition: • Operated when Tested

159.

POOL WATER FILTER \ Air Bleeder Valve

120. Condition: • Operated when Tested

160.

POOL PUMP \ Circulation Pump

121. Condition: • Air is getting into the circulation system for the pool. Air bubbles were being discharged from the pool returns and and air bubble was noted in the circulation pump. This was despite running the pump for 10-15 minutes and bleeding the air off at the air bleeder valve.
Task: Additional evaluation or inspection / By trade professional (licensed)
Time: Recommended Before purchase of the residence / Close of escrow

161.

POOL ELECTRICAL \ GFCI Outlet at Equipment

122. Condition: • Missing
At the time of construction a GFCI protected outlet may not have been required at the pool equipment, however, we recommend installing one in accordance with current requirements. Any installation of electrical outlets should be performed by a licensed electrician.

POOL SAFETY \ General

123. Condition: • Not Compliant- Pool Enclosure- The pool safety barrier is not in compliance with the 2018 California state pool safety enclosure mandate. You should consider upgrading the pool enclosure to meet the new mandate or at least be aware that when this pool is remodeled there will be additional steps required to upgrade the pool safety requirements at that time.

END OF REPORT